



7736-7740 AUGUSTA RD PIEDMONT, SC 29673

±1,220 – 3,720 SF
Available For Lease
Across 2 Buildings



Located Along
Hwy 25 in
Aggressively
Growing Area



LOCATION
Great Location
along Hwy 25



DEVELOPMENT
Several Projects
within 1/2 mile



SIGNAGE
Building &
Monument Signage



TRAFFIC
High Traffic
Count



PARKING
168 Total
Spaces

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201 W McBee Avenue, Suite 400
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EXECUTIVE SUMMARY

Located in Greenville County at 7736-7740 Augusta Road, Piedmont, SC 29673. Augusta Place is a highly visible strip center along Highway 25, which has been named the next growth and development area of Greenville County.

There are currently two (2) retail spaces available for lease totaling ±1,220-3,720 SF across two buildings.

- Suite 1A is ±1,220 SF
- Suite A is ±2,500 SF

PROPERTY DETAILS

COUNTY	Greenville
LOT SIZE	8.2 AC
TAX MAP#	0602.01-01-004.01
ZONING	Unzoned
PROPERTY USE	Retail
ROAD FRONTAGE	±213' (2 Curb Cuts)
PARKING	168 Total Spaces
LOCAL DEVELOPMENT	Several Development Projects Within 0.5 Miles of Site
TRAFFIC COUNT	High Traffic Count with Large Industrial Presence
ROAD ACCESS	Conveniently Located Along US Highway 25
SIGNAGE	Monument Signage with Tenant Names

SPACE AVAILABILITY & TENANT MIX



BUILDING A

SUITE	STATUS	SQUARE FEET
1A	AVAILABLE	1,220 SF
2B	LEASED - Moonville Finance	1,220 SF
3C	LEASED - HRS of Greenville	1,220 SF
4D	LEASED - Moonville Gym	3,869 SF
5E	LEASED - Visionary Ink	1,250 SF
6F	LEASED - Moonville RC	1,220 SF
7G	LEASED - Creative Styles	1,220 SF
8H	LEASED	1,220 SF

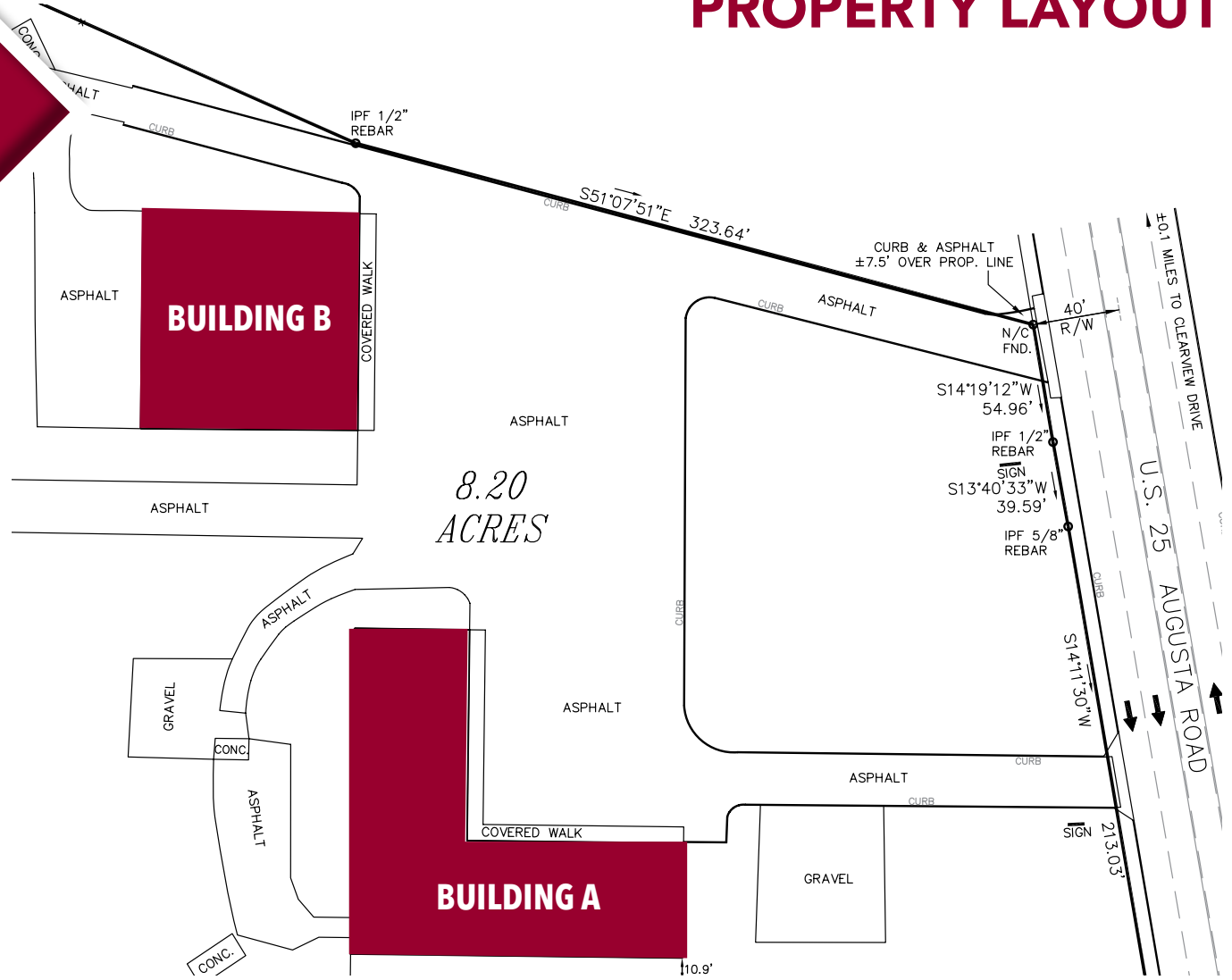
Building A & B feature a total of ±22,409 SF that is divided into ten (10) different suites.

Out of the ten (10) suites, three (3) are available for lease.

BUILDING B

SUITE	TENANT	SQUARE FEET
C&D	LEASED - 3 Friends	5,000 SF
B	AVAILABLE	2,500 SF
A	LEASED - Asian Bistro	2,500 SF

PROPERTY LAYOUT

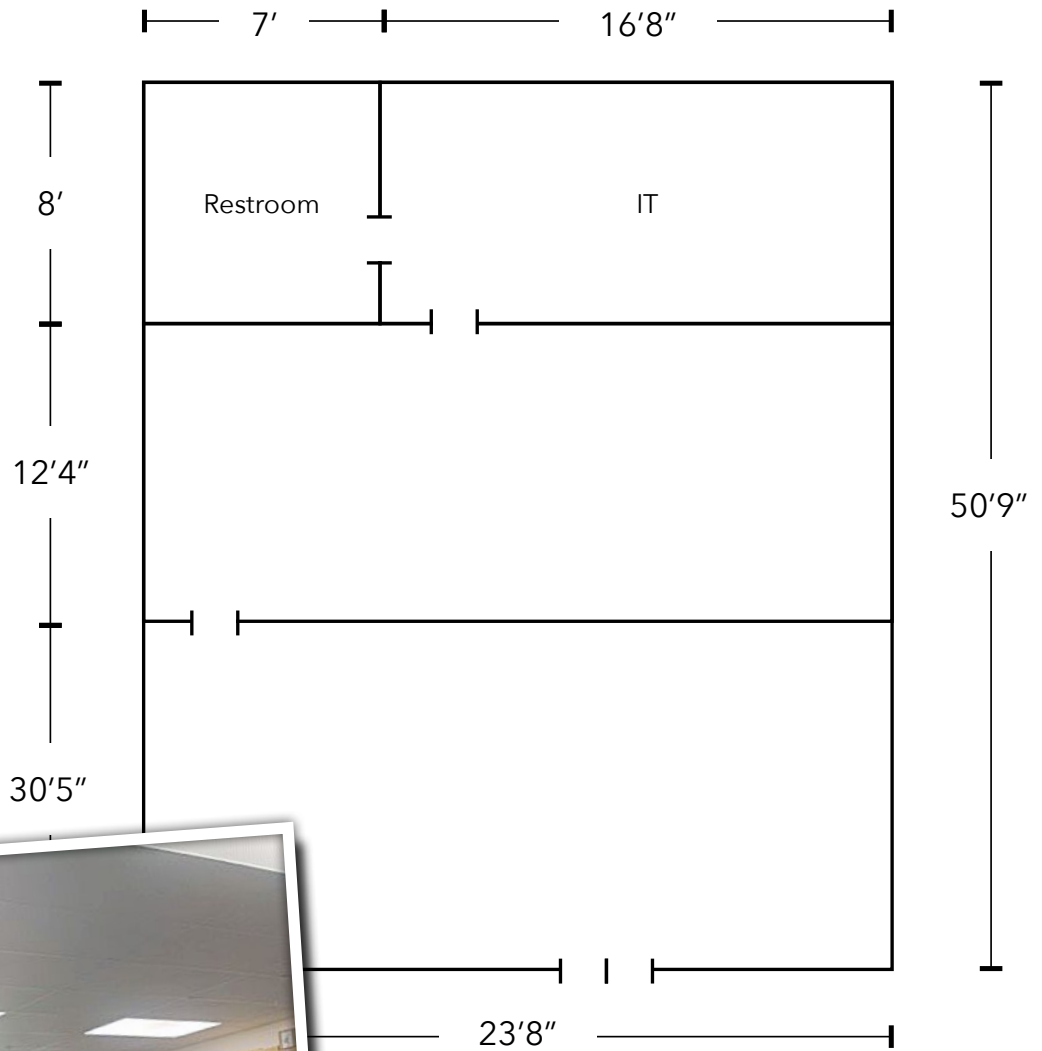




AVAILABLE SUITES

BUILDING A SUITE 1A

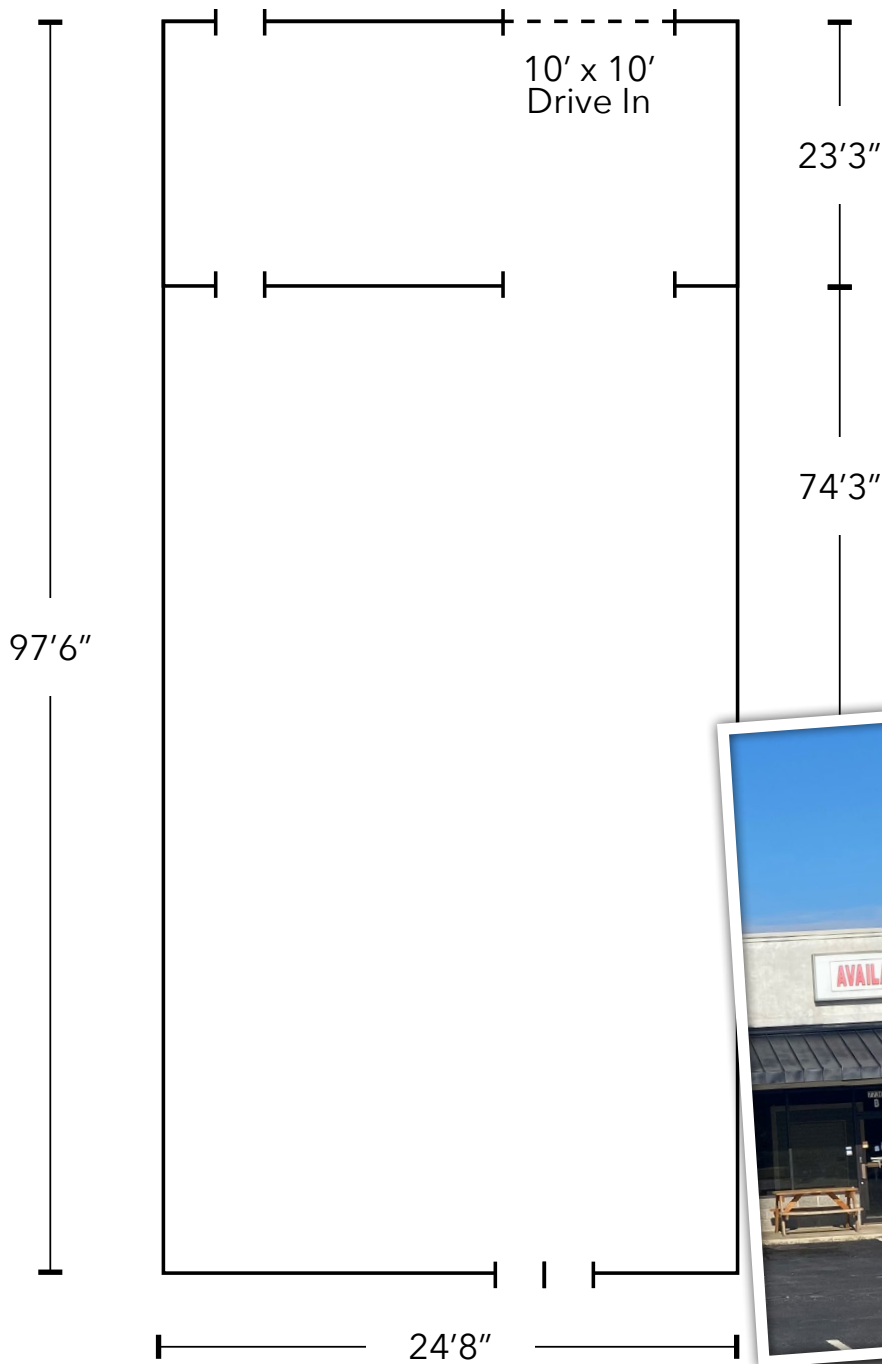
- 1,220 SF Available
- Prime Endcap
- Signage Available
- Glass Storefront
- Large open space
- Large storage area
- Restroom
- Can be easily upfitted for Office or Retail use





AVAILABLE SUITES

BUILDING B SUITE A



- **2,500 SF Available**
- Glass Storefront
- 10' x 10' Rollup Drive-In Door
- Right next to thriving 3 Friends Grill & the Asian Bistro
- Large open space ready for build out





LOCATION OVERVIEW

THE GREENVILLE AND SPARTANBURG MARKET

LOCATION

The Greenville/Spartanburg market is centrally located between Atlanta, GA and Charlotte, NC, and between Miami, FL and New York, NY. Greenville and the surrounding areas, situated at the foothills of the Blue Ridge Mountains, are commonly referred to as the Upstate. Greenville is easily accessible from Interstate highways 85, 185, and 385, and U.S. highways 25, 123, 29, 276.

QUALITY OF LIFE

Greenville's public school system is the largest in the state, and includes 11 magnet academies. Over 10 colleges and universities are located in and within close proximity of Greenville. Greenville is also the cultural and entertainment center for the upstate, including an award winning downtown, a major performing arts center, a 17,000 seat arena, a 340,000-square-foot convention and exhibition center, nationally recognized museum collections, and 39 parks, playgrounds and recreation centers.

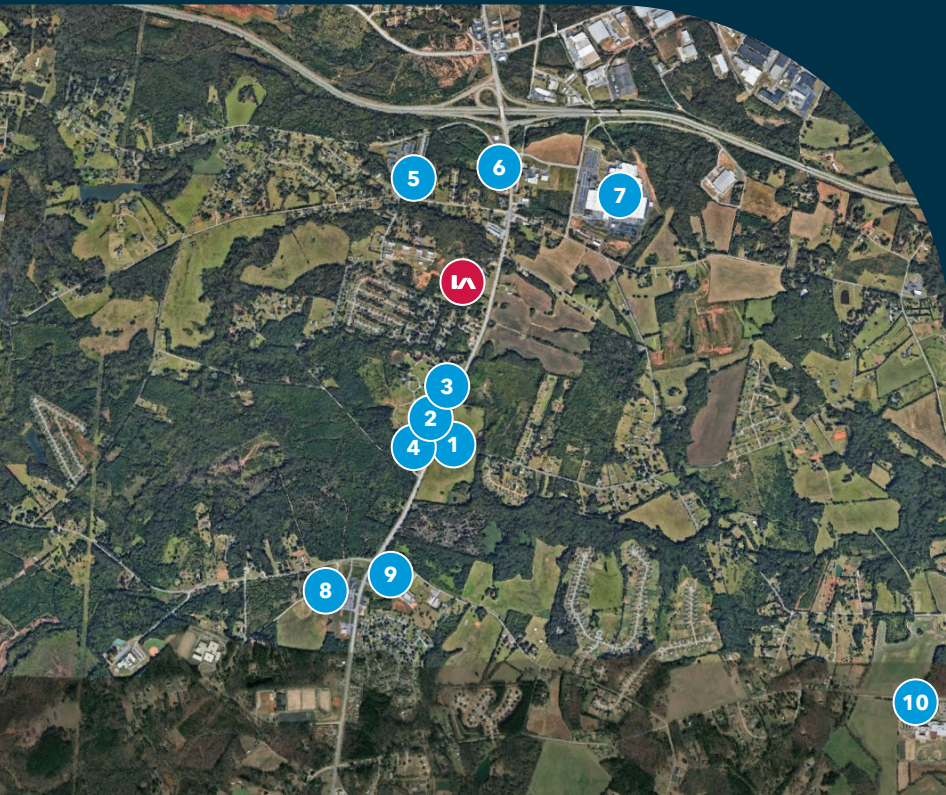
BUSINESS CLIMATE

South Carolina is an employment at will state, with less than 1% of Greenville county residents members of a union. Several sites in the Upstate are designated foreign trade zone areas, and Greenville boasts the highest level of foreign capital investment per capita in the nation, and is home to more than 250 international firms from 26 nations, including BMW and Michelin. Greenville maintains a Standard and Poor's AAA bond rating.

ECONOMY OVERVIEW

The unemployment rate in Greenville, South Carolina is 3.80% with job growth of 1.90%. Future job growth over the next ten years is predicted to be 40.00%. Greenville's sales tax rate is 6.00% and income tax is 7.00%. The median household income is \$41,553.

[Click to View Residential Developments](#)



- 1 7785 Augusta Rd
(280,800 SF of Proposed Industrial)
- 2 7775 Augusta Rd
(533,520 SF of Proposed Industrial)
- 3 7755 Augusta Rd
(1.5M SF of Manufacturing Under Construction)
- 4 Rogers Tire N Auto
- 5 Signature Pointe Apartments
- 6 Ingles Markets
- 7 Magna Drive
- 8 Food Lion
- 9 7-Eleven
- 10 Woodmont High School

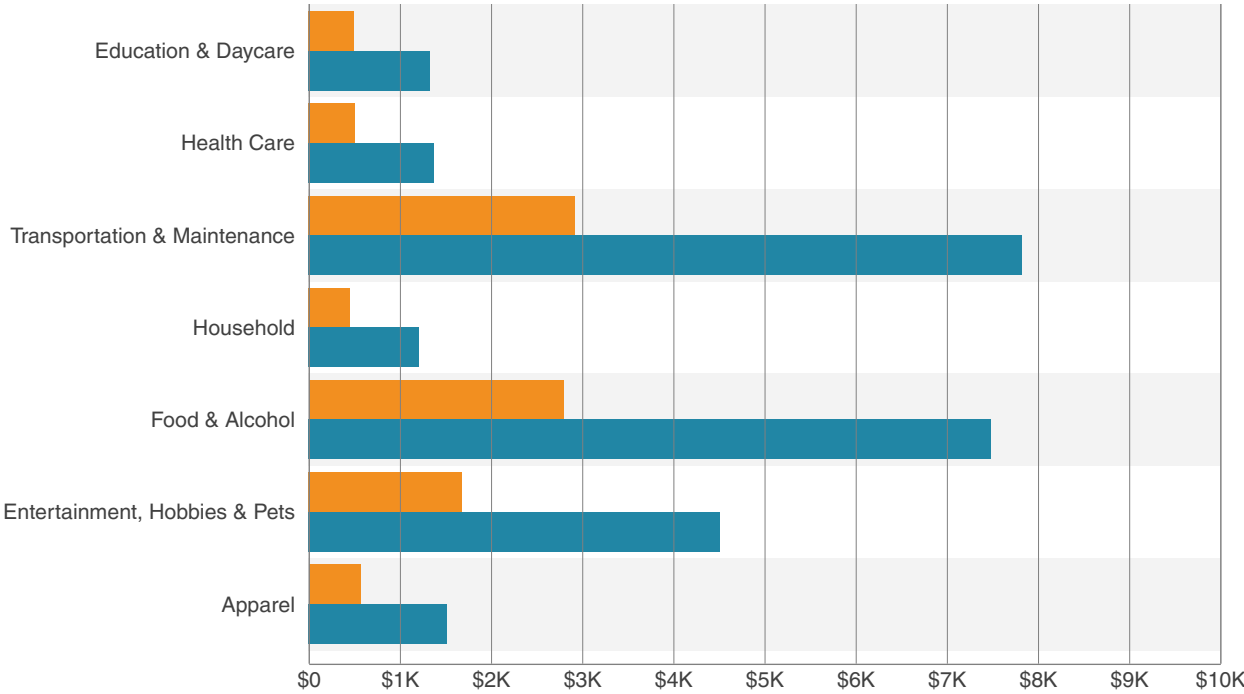
DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
POPULATION	10,873	47,920	268,802
POPULATION PROJECTION (2027)	11,709	51,484	283,021
POPULATION ANNUAL RATE (2022-2027)	1.49%	1.45%	1.04%
MEDIAN AGE	38.7	38.2	39.6
RESIDENTS	5,310	25,275	138,655
HOUSEHOLDS	4,062	17,658	107,379
HOUSEHOLDS ANNUAL RATE (2022-2027)	1.54%	1.50%	1.12%
MEDIAN HOUSEHOLD INCOME ANNUAL RATE (2022-2027)	4.61%	4.56%	3.25%

Per Capita & Avg Household Spending

Currency: USD (\$)





LEARN MORE GIVE US A CALL



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